

5-9.00 F-1 {1/4 1/4 Section} & F-2 {1/2 ¼ ¼ } FOREST DISTRICTS:

5-9.01 PURPOSE AND INTENT: The F-1 and F-2 Districts are designed to further promote, maintain, conserve, expand and regenerate existing forest areas within this district to strike a productive balance of both economic and environmental concerns, together with wildlife, water and mineral resources, other forest values, such as water and watersheds, fisheries, wildlife, recreation, aesthetics, soil productivity and stability and to provide for certain limited residential and recreational activities which do not substantially interfere with or impair these objectives. NOTE: For some uses and activities, Chapter 30 Wis. Statutes may apply.

5-9.02 PERMITTED USES:

(A) Detached single-family dwellings provided they contain the following minimum requirements: Area: 720 sq. ft. of livable floor area, with at least one portion able to contain a square twenty-four (24) ft. on a side.

(B) Residential accessory buildings.

(C) Fire detection structure: See Section 5-9.06 (B).

(D) Private Recreational camping (limit: Two (2) camping units per parcel)

(E) Harvesting of any wild crops such as ferns, mosses, berries, tree fruits and tree seeds in a manner that is not injurious to the natural reproduction of such crops.

(F) Private wildlife/nature preserves.

(G) Hiking, fishing, trapping, hunting, swimming, boating, off road vehicle use.

(H) The practice of silviculture, including the planting, thinning and harvesting of forest products, provided it is done in accordance with Best Management Practices;

(I) The construction and maintenance of nonresidential buildings used solely in conjunction with raising of wildlife and fish, the practice of forestry and research in or the rehabilitation of natural resources or used solely for some other purpose which is compatible with forest preservation, provided that:

1. Any such building does not exceed five hundred (500) square feet in floor area and is not designed for human habitation; and
2. No filling, flooding, draining, dredging, ditching, tiling or excavating is to be done except limited excavating necessary to provide structural support for the building.

(J) The raising and pasturing of non-ATCP 51 livestock not to exceed one (1) Animal Unit per acre and the construction and maintenance of fences: See section 5-9.07 (B) 3.

(K) The cultivation of agricultural crops : See section 5-9.07 (B) 3.

(L) Signs, subject to the requirements of Section 8.

(M) Construction of a pond of one (1) acre or less.

5-9.03 CONDITIONAL USES: NOTE: For some uses and activities, Chapter 30 Wis. Statutes may apply.

(A) The establishment and development of public parks, campgrounds and recreation areas, boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game preserves and private wildlife habitat areas, provided that:

1. Any private recreation or wildlife habitat area must be used exclusively for that purpose and applicant has received a permit or license under chapter 29 Wis. Stats. where applicable;
2. Limited clearing, filling and excavating necessary for the development of boat launching ramps and access roads may be allowed provided that they are constructed in a manner of least environmental impact;
3. Ditching, excavating, dredging, dike and dam construction may be done in wildlife- refuges, game preserves and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or to otherwise enhance forestry and environmental values.

(B) Hydroelectric dam; power plant; flowage area; transmission line and substation.

(C) Utility, provided all principal structures are fifty (50) feet or greater from any lot line.

(D) Communication Towers.

(E) Outdoor shooting range, hunting and game preserves both private and for hire.

5-9.04 PROHIBITED USES: Any uses not listed as Permitted or Conditional.

5-9.05 YARD REQUIREMENTS: All structures shall meet the following minimum setback requirements:

(A) Road Setbacks.

1. From Class A Highways {State Highway}: 110 feet from the center-line of the highway or fifty (50) feet from the right-of-way line, whichever is greater.
2. Class B Highways {County Trunk}: 83 feet from the centerline of such highway or fifty (50) feet from the right-of-way line, whichever is greater.
3. Class C Highways {Town Roads} 63 feet from the centerline of such road or thirty (30) feet from the right-of-way line, whichever is greater.

(B) Rear Lot Line:

1. Dwelling and attached accessory structures: 75ft.
2. Detached accessory building: 50 ft.

(C) Side Lot Line: 50 ft. for all structures.

(D) Waterfront: Minimum: 100 ft.

5-9.06 HEIGHT REQUIREMENTS: (See also Section 3-5.00).

(A) All single-family dwellings and accessory structures shall not exceed the following maximum requirements:

1. Principal buildings and attached accessory buildings: 35 feet.
2. Detached accessory structures: 20 feet.

(B) Fire detection structure: Maximum 75 ft.: See section 5-23.01(C).

(C) Exceptions: See Section 3-5.02.

5-9.07 AREA & SITE REQUIREMENTS: (See also Section 3-6.00).

(A) Maximum Ground Coverage. The total ground area occupied by any principal building with all accessory buildings shall not exceed two (2) percent of total lot area and in no case more than 35,000 sq. ft.

(B) Lot Requirements. All lots shall meet the following minimum requirements:

1. Lot area:
 - a. F-1: {1/4 1/4 section}: Fractional or full 40 acres
 - b. F-2: {1/2 of 1/4, 1/4 section} : Fractional or full 20 acres
2. Lot width: Minimum 330 feet {parcels created after date of adoption of this Ordinance}
3. Lot land use: Minimum 70% forestry

5-9.08 PARKING AND ACCESS REGULATIONS: (See Section 7)